

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: OLDHAM BOROUGH COUNCIL ("the Council")

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.

2. THE LAND AFFECTED

Land at Lodge Lane, Delph, Oldham, OL3 5HE shown edged red on the attached plan ("the land").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, Development on land within the green belt: -

1. Use of shed/garage for residential purposes;
2. The retention of two metal containers for storage of goods and materials;
3. Excavation and engineering works to land for the formation of a pond;
4. Engineering operations for formation and use of land as a motor cycle track

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years. The uses and activities specified in paragraph 3 above constitute inappropriate development within the green belt and are contrary to planning policy guidance PPG2 (green belt) and policies of the adopted Oldham Metropolitan Borough Council Unitary Development plan 2006.

5. WHAT YOU ARE REQUIRED TO DO

1. Permanently cease the use of the shed/garage for residential occupancy;
2. Permanently remove the metal storage containers and restore the land by seeding and grassing;
3. Remove and infill with inert materials and excavated upon the works and restore the land to its former gradient and vegetative condition by grassing and seeding;
4. Cease the use of the motorcycle track and restore the land by grassing and seeding.

Time for Compliance: six weeks after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 26th June 2009 unless an appeal is made against it beforehand.

Dated: 15/06/2009

Signed : ...



For PAUL ENTWISTLE
ACTING BOROUGH SOLICITOR
Council's authorised officer

on behalf of OLDHAM BOROUGH COUNCIL
CIVIC CENTRE
WEST STREET
OLDHAM OL1 1UL

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 6 of the notice. The enclosed booklet "Making your enforcement appeal" sets out your rights, the grounds of appeal and the procedure to be followed. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal, one is for you to keep as a duplicate for your own records, and one is to be forwarded to the Local Authority. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

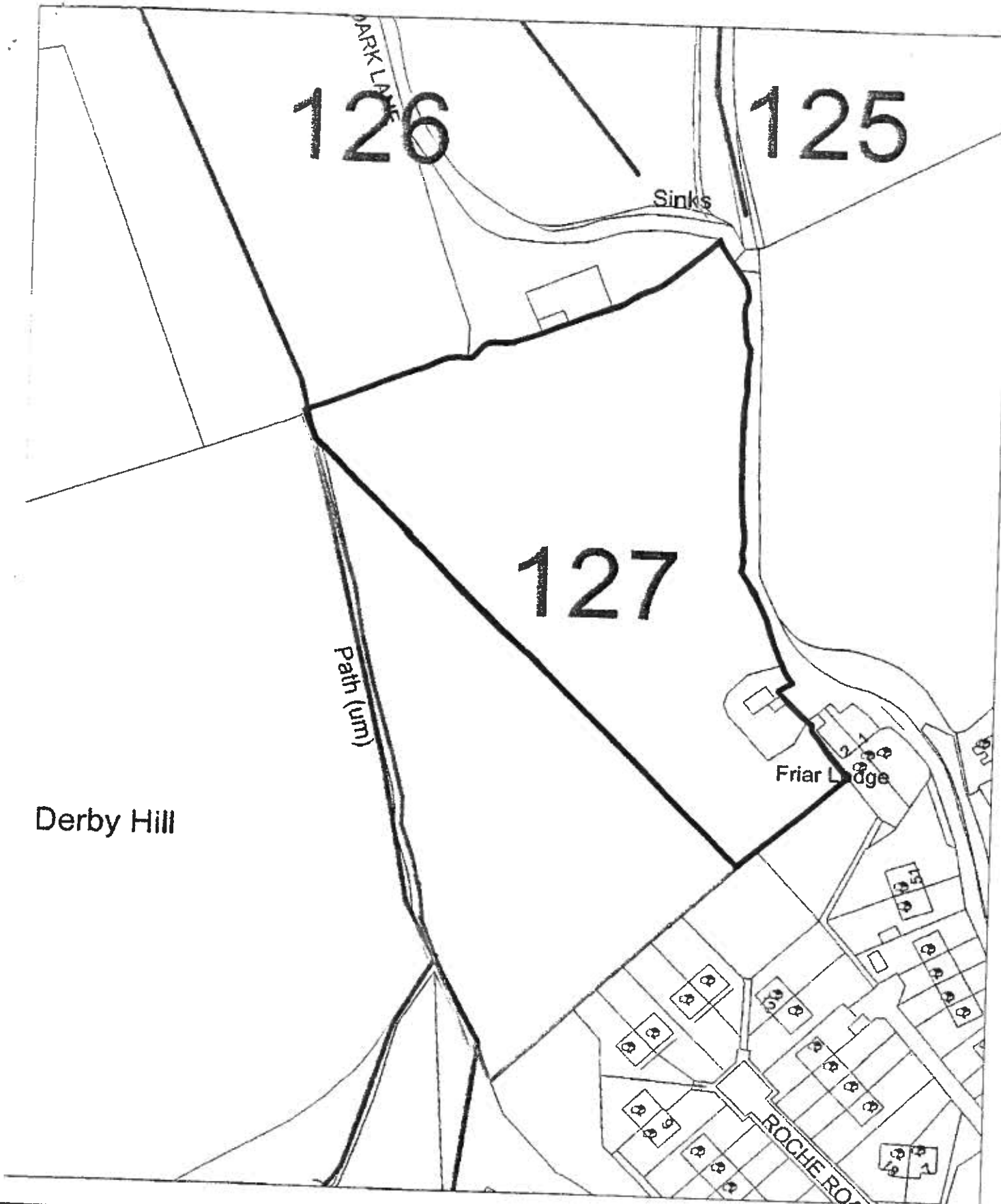
If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 6 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT ADDITIONAL INFORMATION

The fee for the deemed planning application is £350.00 half of which is payable to the Council and half to the Department for Communities and Local Government. There is no fee for the appeal itself.

A copy of this Enforcement Notice has been served on the following persons:-

Mr Gavin Mather
C/o 9 Roche Road
Delph
Oldham
OL3 5HE



Derby Hill

126

125

127

Sinks

Path (um)

Friar Lodge

ROCHE ROAD



1:1250

**TOWN AND COUNTRY PLANNING ACT 1990
ENFORCEMENT NOTICE**

Planning Application Reference: EC/08/123

Location: Land at Lodge Lane, Oldham.



OLDHAM
Metropolitan Borough

Environmental Services

Planning Enforcement Officer: JIMMY MCGEE
City Centre PO Box 50 West Street Oldham OL1 1JQ

This notice is issued under section 217 of the Town and Country Planning Act 1990. It is a summary of the details of the application and does not constitute a final decision. For further information please contact the Planning Department on 0161 275 2750.